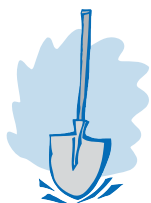




# TIPPECAN NEWS



## Menards Project Moves Forward

After several different approvals by the Planning Board and City Council, the largest retail outlet to locate in Tipp is on the verge of breaking ground. Menards, the Eau Claire, Wisconsin-based home improvement store has submitted plans to develop the balance of the Interstate Commerce Park ground located north of Main St. and just west of I-75.

As part of Menards' submitted plans, extensive road improvements will be undertaken to facilitate the development of their retail store at the corner of Weller

**With groundbreaking expected this fall, the 200,000 sq. foot complex is projected to open in 2008.**

Dr. and Harmony Dr., which will be extended easterly to Weller Drive. In addition, the extension of Kinna Dr. north from Main St. between Lee's Garage and Chase Bank will intersect the extended Harmony Dr. The last section of the road network to be completed will be the extension of Larch St. southerly from the Tweed Woods subdivision.

As a result of the development, Menards will not only bring new jobs and retail options to the City, but will open up an additional 20+ acres for other service and retail outlets. With groundbreaking expected this fall, the 200,000 sq. foot complex is expected to open in 2008. 🌸

## Fireworks Display

The City & Township's annual joint Independence Day fireworks display in City Park is scheduled again this year for Wednesday, July 4 @ 10:00 p.m. In case of rain or excessive wind, the postponement date is Thursday, July 5<sup>th</sup> at the same time.



## Water Plant In Full Production

Back in January, the cities of Vandalia and Tipp City celebrated the dedication and initial start-up operation of the new joint venture water treatment plant through the Northern Area Water Authority (NAWA). Initially, the plant's level of treatment was limited to iron and manganese removal with service only to Tipp.

In mid-May, Tipp residents began receiving softened water from the plant as nano-filtration systems were brought fully on-line. Then, on Wednesday, June 6, production at the facility finally hit its target, enabling citizens of Vandalia to finally receive water from the NAWA facility instead of Dayton for the first time. Director of Utilities Mo Eichman explains,

"We knew that we were going to eventually get everything operating as designed, but it has taken longer to work out some of the advanced system control bugs that slowed us down." The City, as the plant's operator, also did not expect to have some of the filter failures after plant start-up that caused all four "green sand" filters to undergo a complete overhaul. "The general contractor Shook and their subcontractors did a nice job of picking up the slack, taking ownership of the problems, and keeping the treatment going while the repairs were made. They've been good to work with," Eichman said.

With the dry weather, the plant has been producing and distributing to Tipp and Vandalia customers over 4 Million Gallons per Day (MGD), which is about 1 MGD above the two cities combined average daily demand. 🌸

## Its Happening Downtown!

Two exciting events are coming soon to downtown Tipp City. On Saturday, June 30<sup>th</sup>, from 9:00 a.m. to 5:00 p.m., Downtown will host the annual



Antique and Artisan Show on Main St. from Fourth to First. This year's event will include a car show during the same time.

This June also kicks off the new Farmers Market downtown at the corner of Third & Main. The event runs every Saturday between mid-June and mid-September from 9:00 a.m. to noon. 🌸



## Tax Levy Rejected by Voters

By a margin of only 50 votes, Tipp voters rejected on May 8<sup>th</sup> the City's requested 0.25% increase in the City's base income tax rate to fund capital improvements. The additional quarter percent, if approved, would have taken Tipp's permanent income tax rate from

**The new funds would have provided additional revenues for street improvements, stormwater improvements, and replacement of aging equipment. No funds would have been used for operating expenses (wages, supplies, materials, etc.),**

1.0% to 1.25%, with another 0.25% in place through 2012 dedicated to park improvements.

The new funds, estimated at \$820,000 annually, would have provided addi-

tional revenues for a beefed up street improvement and resurfacing program, stormwater improvements, and replacement of aging equipment including the Fire Dept.'s 32 year old ladder truck. No funds would have been used for operating expenses (wages, supplies, materials, etc.)

While there have been no decisions made as to a second attempt for the tax, it's clear that not too many voters actually decided the matter on the first attempt.

Only about one in six Tipp voters actually went to the polls to vote on this single issue. Council will be discussing their options soon, which

will include whether or not to bring the levy back for a second try yet this year or wait until the Presidential primary in 2008 where turnout is typically much higher. ♣

## City Receives \$500,000 Grant

The City received word in April from the Ohio Department of Development (ODOD) that it was the recipient of \$500,000 in industrial development grants. The grant program was put in place by the State of Ohio to target areas of the state that have been hit by significant job loss. With the recent losses that have occurred in our area, Miami County qualified for this program, with Tipp submitting a County endorsed request for the half million dollar grant.

The program, called the Industrial Site Improvement Fund (ISIF) uses two different pots of state funding to provide the \$500,000, to be matched in Tipp's case by approximately \$250,000 each between the City and the developer of Northgate Commerce Center. The total

\$1,000,000 will be used to extend Kinna Drive from its current termini north and south of its intersection with Blauser Dr. This road extension will facilitate the proposed expansion of Transfreight's facilities and create up to an additional 50 jobs. It will also open up an additional 80 acres of land for industrial development in this business park.

It is expected that the road improvements will be designed starting this year with a contract for construction awarded by the end of the year. The City of Tipp

City was only one of eight

local governments in the entire state awarded funds this year through ODOD's ISIF program. ♣



**C**ongratulations to Evans Title Agency, recipient of the Better Business Bureau's "Eclipse Integrity Awards" in the category of businesses with 20 or less employees. Evans was one of only five businesses in the Dayton region recognized by the BBB out of 275 nominations. ♣



## Important City Contacts

**Automated Attendant/  
Direct Connect** 669-TIPP

**Police, Fire and EMS  
(EMERGENCY)** 9-1-1

**Miami County Communications  
Center (Non-Emergency)**  
440-9911

**Police (Non-Emergency)**  
667-3112

**Fire and EMS  
(Non-Emergency)**  
667-9199 or 667-1680

**Utility Billing** 667-8424

**Planning/Zoning** 667-6305

**Engineering and Utilities**  
667-6305

**Service Center  
(Parks and Streets)** 667-8234

**City Manager's Office** 667-8425

**Clerk of Council** 506-3173